

VICINITY MAP
- N.T.S. -

GENERAL NOTES

Current Zoning of the subject property is PDM- (Planned Development Mixed Use).
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0141 C, Effective Date July 2, 1992.
A standard 5' Wide concrete side walk at 3' off the back of curb will be constructed along the entire road frontage of the property with handicap accessibility in accordance with Texas Accessibility Standards (TAS) and City of Bryan Details and Specifications. Handicap ramps will be constructed for all street/ driveway crossings in accordance with City Standard Details.
All end islands in the parking area are minimum 180 sq.ft.
All existing asphalt and concrete, vegetation and roots to be removed prior to placement of selected fill in the building area.
Top of curb elevation will be 6" higher than the elevation of pavement unless otherwise stated.
All utility services shall be underground.
For concrete pavement, provide construction joints at all easement boundaries for future maintenance purposes.
Construction of Access Driveway shall be in accordance with City of Bryan Standard Details and Specifications.
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.

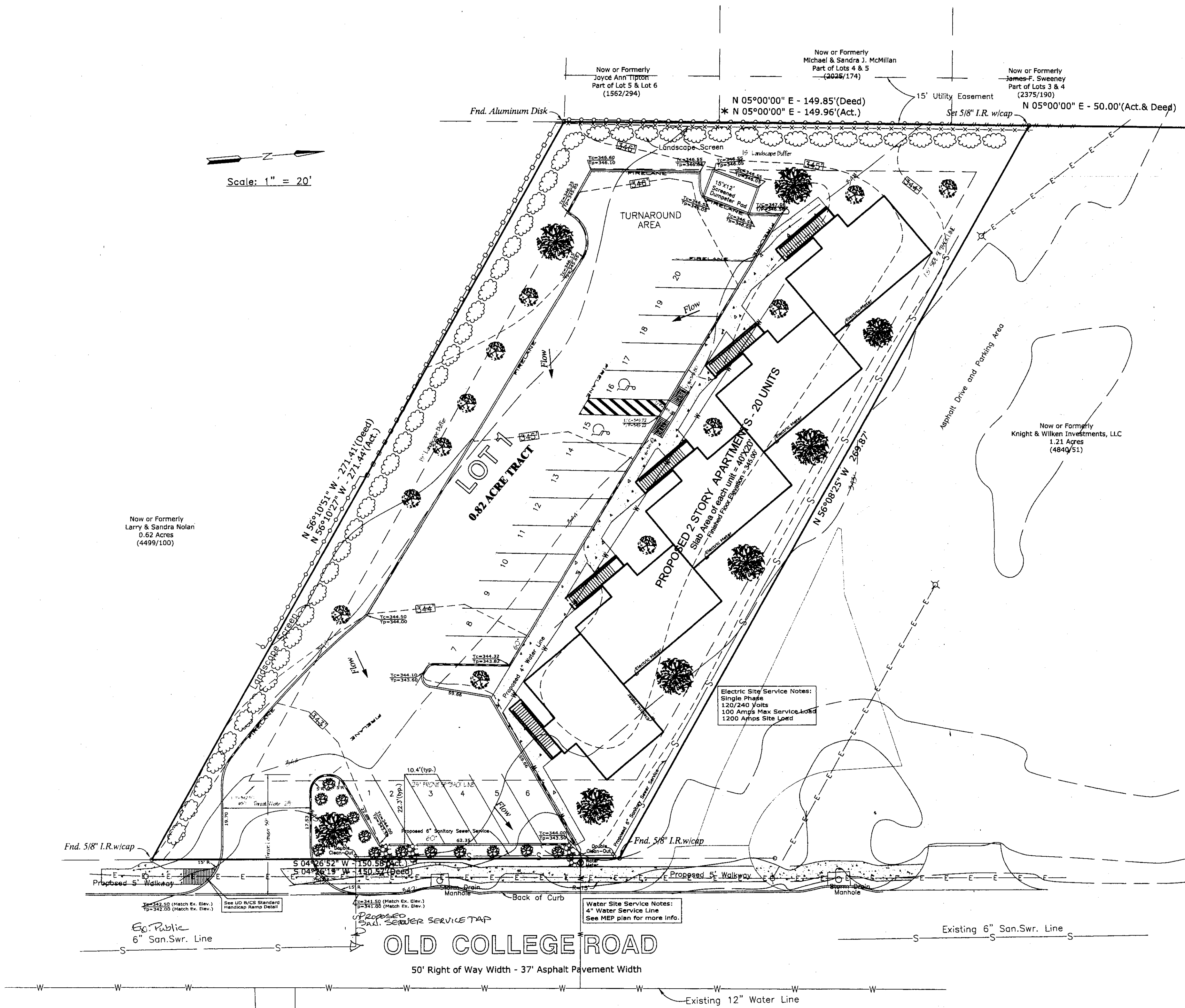
SITE & GRADING PLAN
for
ACADEMIC VILLAGE
PHASE THREE
KNIGHT & WILKEN SUBDIVISION
BLOCK ONE - LOT 1
0.82 ACRE TRACT

J. E. SCOTT LEAGUE - Abstract No.50
Bryan, Brazos County, Texas

Scale : 1" = 20' September, 2005

Prepared For:

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Bryan, Texas 77801
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PARKING ANALYSIS

Intended use: 5 Units of two-story apartments with 4 bedrooms
Minimum Requirement: 1 parking space per each bedroom.
Total number of bedrooms = 20
Min. number of total parking spaces required = 20
Total number of parking spaces provided = 20
Min. number of accessible parking spaces required = 2
Total number of accessible parking spaces provided = 2
18 Standard and 2 Accessible parking spaces are provided.

LANDSCAPING ANALYSIS

- Total improved area = 19490 Sq.Ft.
15% of total improved area = 2924 Sq.Ft.
Area to be landscaped = 2924 Sq.Ft.
50% of the area to be landscaped = 1462 Sq.Ft.
Number of canopy trees required = 1836/200 = 8
Number of canopy trees provided = 8
Canopy trees will be a minimum of 6' tall with a minimum of 1 1/2" diameter at 12" above the base.
Non-canopy trees are to be Bradford Pear (Pyrus Calleryana "Bradford") or equivalent.
- Remaining 50% of the area to be landscaped = 1836 Sq.Ft.
Number of non-canopy trees required = 1836/150 = 12
Number of non-canopy trees provided = 12
Non-canopy trees will be a minimum of 6' tall with a minimum of 1 1/2" diameter at 12" above the base.
Non-canopy trees are to be Crepe Myrtle (Lagerstroemia indica) or equivalent.
Additional 1 gallon shrubs to be provided. Species to be determined.
- Total area of 15' wide buffer zone = 6062 Sq.Ft.
10% of total buffer area = 606 Sq.Ft.
Number of non-canopy trees required = 606/100 = 6.06
Number of non-canopy trees provided = 50
(for landscaped screen)
Non-canopy trees will be a minimum of 4' tall at the time of planting and shall be an evergreen plant. Species to be determined.

All landscaping shall be serviced by an irrigation system with a back flow preventer.

TREE LEGEND

- Canopy trees
- Non-canopy trees
- Non-canopy trees for landscape screen
- 1 gallon shrubs

CERTIFICATE OF THE SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER

I, Donald Garrett, Registered Professional Engineer No. 22790, in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Donald Garrett, P.E. No.22790

Received

SEP 28 2005

Development & Engineering Services